
Z-2289
DOUBLE DOWN DEVELOPMENT, LLC
R1 TO NB

STAFF REPORT
April 13, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by member Alan White and with legal counsel Daniel Teder of Reiling, Teder and Schrier, is requesting rezoning of 5.585 acres located at 3120 Poland Hill Road, at the northwest corner of Poland Hill and Twyckenham, Lafayette, Wea 5 (NW) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This request first surfaced in 2004 as part of a group of four rezone requests at this location: R1 to GB, R1 to R1B, R1 to NB and R1 to NB, Z-2211-2214 respectively. This request, Z-2213, was given a positive vote by the Area Plan Commission, despite a negative recommendation from staff. The Lafayette City Council ultimately denied this request; all of the other associated requests were approved.

Residential zoning surrounds this site. R1B zoning associated with the Cobblestone Subdivision abuts the site on both the north and west sides (Z-2212 and S-3726). R3 zoning is located to the south and southeast at the other three corners of the Poland Hill Road/Twyckenham Boulevard intersection. R1 zoning lines most of the eastern frontage of Poland Hill Road as well as the north side of Beck Lane.

The southwest corner of Beck Lane and Poland Hill Road took on NB zoning from R1 in 2004 (Z-2214). GB zoning is located west of the site associated with Old US 231. The 21.14 acres was rezoned from R1 in 1999 (Z-1865 and 1866).

AREA LAND USE PATTERNS:

The site in question is currently vacant. An abandoned single-family home once occupied the site but has since been torn down; all that remains is the curb cut for the driveway.

Construction has already begun on Cobblestone Subdivision on the north side of Twyckenham Boulevard, west of Poland Hill Road (S-3726). The final plat for the 27.4 acre subdivision with 99 proposed lots was recorded in November 2005; it appears that all the streets are in place and three homes have been completed. Multi-family apartment complexes are located at three of the four corners of the Poland Hill Road/Twyckenham Blvd intersection (Weida Apartments, Lexington Lawn and Coppergate). Ten large-lot, older, single-family homes line Poland Hill Road extending north to its intersection with Beck Lane. The southwest corner of Beck Lane and Poland Hill Road, slated for business use, is undeveloped and for sale. Farther west along Beck is a new shopping plaza with a Payless, Ace Hardware, and a Dairy Queen among other commercial uses.

South of Twyckenham, land is unimproved and wooded in areas. Ashbury Villas (formerly Arbor Pointe) a 12.63 acre planned development located half way between Poland Hill Road and Old 231 was approved in August 2003 by the Lafayette City Council. Developers of a planned development have two years from approval to record Final Detailed Plans before the planned development expires; no FDPs have been recorded and the development is considered abandoned.

TRAFFIC AND TRANSPORTATION:

The segment of Twyckenham west of Poland Hill Road, connecting it to Old US 231, was recently completed. The *Thoroughfare Plan* classifies the new four-lane road with sidewalk as a primary arterial. Poland Hill Road is classified as a collector; road improvements along this segment from Beck to Twyckenham were recently completed. Curbs and gutters have been added, but no sidewalks have been built at this time. Beck Lane is a secondary arterial currently undergoing road improvements. Plans are in place to expand Beck to a four-lane facility, although this will not occur for several years; long-range transportation plans show engineering work to begin in 2012.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

A 20' wide "Type C" bufferyard would be required on the approximately 260' where the site abuts R1B zoning. The final plat for Cobblestone Subdivision shows the north and part of the west border of the site abutted by roads. According to the Unified Zoning Ordinance, where a road forms the boundary between two zoning districts, no bufferyard is required.

STAFF COMMENTS:

When this request was first presented to staff in 2004, it came in conjunction with three other requests, two to business zones and one for a residential subdivision. Staff's initial recommendation of denial was based on two factors: incompatibility with surrounding residential land uses and an abundance of undeveloped land zoned for business use. The staff report from 2004 pointed out this is the last corner at the intersection of Twyckenham and Poland Hill to be developed and that the other three corners house high-density residential developments. At that time, staff felt it was inappropriate to create a five-acre commercial site surrounded by both new and existing residences.

That being said, little has occurred in this area to change staff's opinion. The only noticeable changes are the installation of roads and the three homes that have been constructed in the 99-lot Cobblestone Subdivision. The abundance of GB zoned land that was undeveloped in 2004 remains undeveloped today. In fact, the parcels that were rezoned from R1 to GB and NB in 2004 are currently undeveloped and for sale.

While it appears that petitioner wants to create a neighborhood business node at this intersection, a commercial node already exists at the intersection of Beck and Poland Hill. This request is incompatible with existing uses and it would be inappropriate to create a second neighborhood business node. If staff could support a commercial zoning designation, the NB district would be the most appropriate, albeit with a heavy pedestrian element to tie into the huge amounts of residential land uses in the area. When other locations have been rezoned to NB that same piece of land has often resurfaced in a request for a more intense business zone. That would not be a desirable outcome for the site in question.

Staff cannot support a request to commercial zoning, but a request to R1B zoning would be more appropriate. This 5.585 acre piece of land could be incorporated into the existing residential subdivision. The site in question could be used entirely or partially for single-family homes with open space or a neighborhood park as a buffer at the corner.

STAFF RECOMMENDATION:

Denial

15 Aug 5